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0007

0003.0

Map

Block

Lot

1 of 1

Condominium

CARD

ARLINGTON

APPRaised:

Total Card / Total Parcel

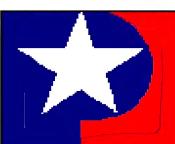
263,100 / 263,100

USE VALUE:

263,100 / 263,100

ASSESSED:

263,100 / 263,100


**Patriot**  
 Properties Inc.

## PROPERTY LOCATION

## IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
7		COLONIAL VILLAGE DR, ARLINGTON

## OWNERSHIP

Unit #: G3

Owner 1: FARRELL MICHAEL W

Owner 2: STEIN BRITTANY T

Owner 3:

Street 1: 7 COLONIAL VILLAGE DR #3

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry Own Occ: Y

Postal: 02474 Type:

## PREVIOUS OWNER

Owner 1: BELL KEYONA -

Owner 2: -

Street 1: 7 COLONIAL VILLAGE DR #3

Twn/City: ARLINGTON

St/Prov: MA Cntry

Postal: 02474

## NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Garden Building built about 1962, having primarily Brick Exterior and 632 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 4 Rooms, and 2 Bdrms.

## OTHER ASSESSMENTS

Code Descrip/No Amount Com. Int

**EXTERIOR INFORMATION**

Type:	7 - Condo Garden	
Sty Ht:	1 - 1 Story	
(Liv) Units:	1	Total: 1
Foundation:	1 - Concrete	
Frame:	1 - Wood	
Prime Wall:	7 - Brick	
Sec Wall:		%
Roof Struct:	2 - Hip	
Roof Cover:	1 - Asphalt Shgl	
Color:	BRICK	
View / Desir:	N - NONE	

**GENERAL INFORMATION**

Grade:	C - Average
Year Blt:	1962
Eff Yr Blt:	
Alt LUC:	
Alt %:	
Jurisdict:	G12
Fact:	.
Const Mod:	
Lump Sum Adj:	

**INTERIOR INFORMATION**

Avg Ht/FL:	STD
Prim Int Wal:	2 - Plaster
Sec Int Wall:	%
Partition:	T - Typical
Prim Floors:	4 - Carpet
Sec Floors:	%
Bsmnt Flr:	
Subfloor:	
Bsmnt Gar:	
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	S
Heat Fuel:	1 - Oil
Heat Type:	3 - Forced H/W
# Heat Sys:	1
% Heated:	100
% AC:	100
Solar HW:	NO
Central Vac:	NO
% Com Wal	% Sprinkled

**MOBILE HOME**

Make:		Model:		Serial #:		Year:		Color:	
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**SPEC FEATURES/YARD ITEMS**

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More: N

Total Yard Items:

Total Special Features:

**SKETCH**

Full Bath:	1	Rating: Average	Building Number 7.
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth:		Rating:	
1/2 Bath:	0	Rating: Average	
A HBth:		Rating:	
OthrFix:		Rating:	

**RESIDENTIAL GRID**

1st Res Grid	Desc: Line 1	# Units 1
Level	FY LR DR D K FR RR BR FB HB L O	

Other	
Upper	
Lvl 2	
Lvl 1	

Lower	
Totals	RMS: 4 BRs: 2 Baths: 1 HB: 0

**OTHER FEATURES**

Kits:	1	Rating: Average
A Kits:		Rating:
Fpl:	0	Rating: Average
WSFlue:		Rating:

**CONDO INFORMATION**

Location:	F - Front
Total Units:	

Floor:	
% Own:	0.657700002

Name:	9 - 6021
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**DEPRECIATION**

Phys Cond:	GD - Good	24. %
Functional:		%
Economic:		%
Special:		%
Override:		%

Total:	24.5 %
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**CALC SUMMARY**

Basic \$ / SQ:	325.00
Size Adj.:	1.44936705
Const Adj.:	1.06049991
Adj \$ / SQ:	499.542
Other Features:	32721
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	348432
Depreciation:	85366
Depreciated Total:	263066

WtAv\$/SQ:		AvRate:		Ind.Val
Juris. Factor:	1.00	Before Depr:	499.54	
Special Features:	0	Val/Su Net:	416.30	
Final Total:	263100	Val/Su SzAd:	416.30	

Comments	
Building Number 7.	

RESIDENTIAL GRID	
1st Res Grid	Desc: Line 1
Level	FY LR DR D K FR RR BR FB HB L O
Other	
Upper	

Lvl 2	
Lvl 1	
Lower	

Totals	RMS: 4 BRs: 2 Baths: 1 HB: 0
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**REMODELING****RES BREAKDOWN**

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	

Plumbing:	
Electric:	
Heating:	
General:	

Totals		
1	4	2

**SKETCH**

Code	Description	Area - SQ	Rate - AV	Undepr Value
GLA	Gross Liv Ar	632	499.540	315,711

Net Sketched Area:	632	Total:	315,711		
Size Ad	632	Gross Area	632	FinArea	632

**IMAGE****AssessPro Patriot Properties, Inc**